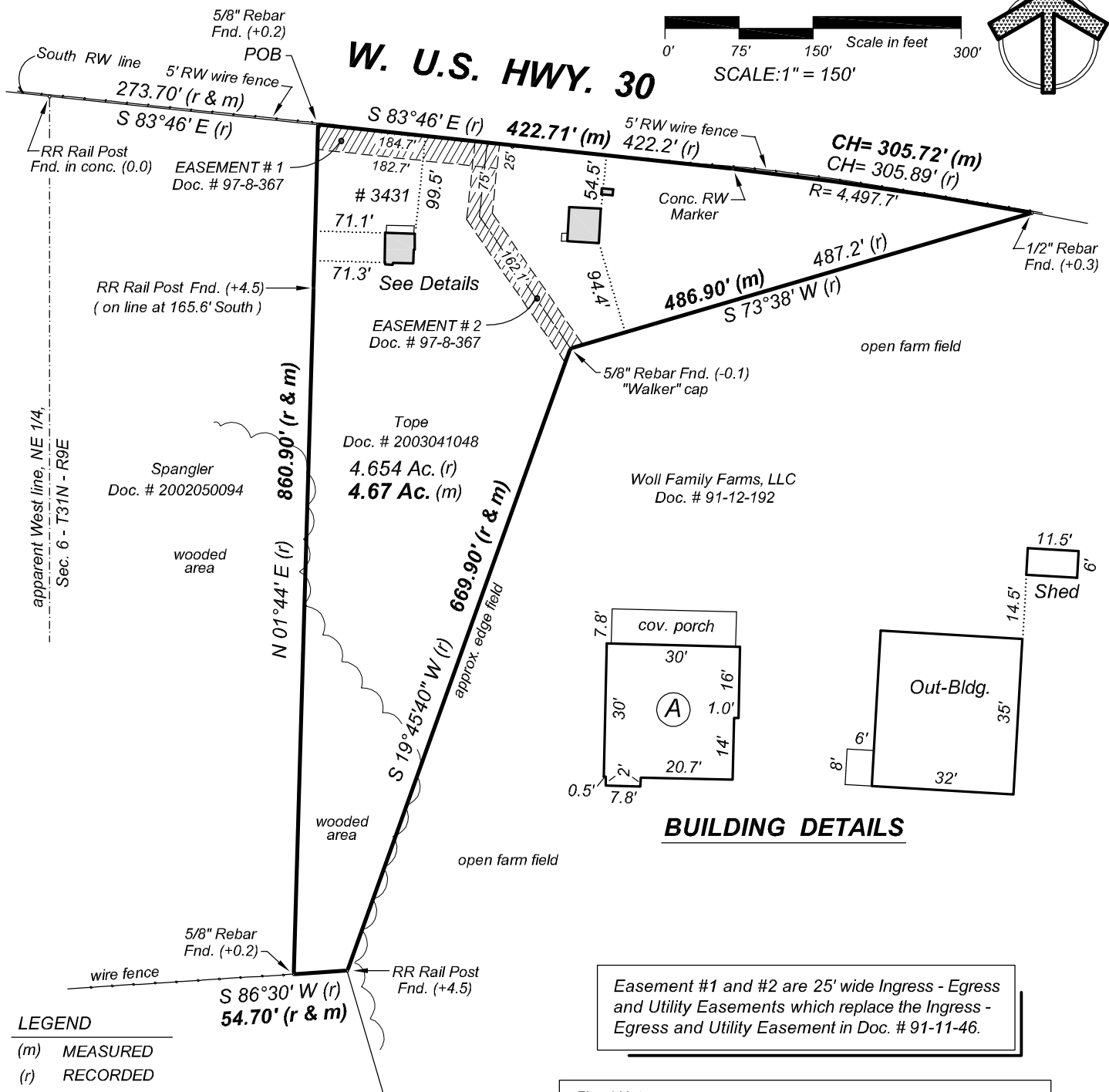




# GOULOFF - JORDAN SURVEYING AND DESIGN, INC.

1133 BROADWAY FORT WAYNE, IN 46802  
PH [260] 424 - 5362 FAX [260] 424 - 4916

## BOUNDARY RETRACEMENT SURVEY Part of the W 1/2, NE 1/4, Section 6 - T31N - R9E 3431 W. US Highway 30, Columbia City, IN 46725



For the exclusive use of: Tope / new owner

Date: June 6, 2018

Job No.: 20180156



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SURVEYING AND DESIGN, INC.**

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**SURVEYOR'S REPORT**

Part of the W 1/2, NE 1/4, Section 6 - T31N - R9E  
3431 W. US Highway 30, Columbia City, IN 46725

**LEGAL DESCRIPTION** - Doc. # 2003041048

Part of the West Half of the Northeast Quarter of Section 6, Township 31 North, Range 9 East, Whitley County, Indiana, more particularly described as follows, to-wit:

Commencing at the point of intersection of the West line of said Northeast Quarter with the Southerly right-of-way line of U.S. Highway Number 30, as it presently exists; thence South 83 degrees 46 minutes East, on and along said Southerly right-of-way line, a distance of 273.7 feet to the true **point of beginning**; thence South 83 degrees 46 minutes East, on and along said Southerly right-of-way line, a distance of 422.2 feet to the point of curvature of a regular curve to the right, having a radius of 4497.7 feet; thence Southeasterly, on and along said Southerly right-of-way line, being defined by said curve, an arc distance of 305.95 feet (the chord of which bears South 81 degrees 49 minutes 05 seconds East for a length of 305.89 feet); thence South 73 degrees 38 minutes West, a distance of 487.2 feet; thence South 19 degrees 45 minutes 40 seconds West, a distance of 669.9 feet to a rail post found; thence South 86 degrees 30 minutes West a distance of 54.7 feet; thence North 01 degrees 44 minutes East, a distance of 860.9 feet to the true point of beginning, said to contain in previous deeds **4.654 acres**, more or less.

**SURVEYOR'S REPORT**

This report and the accompanying survey plat have been prepared in accordance with Title 865, Article 1, Rule 12, Sec 1-29 and all amendments thereto of the Indiana Administrative Code, which establishes the minimum standards for the practice of land surveying.

Monuments set are 5/8 inch round by 24 inch long steel rebars with yellow plastic caps stamped "GOU LS29500017", and set flush with the ground surface.

Monuments found are noted with an above (x.x) or below (-x.x) ground surface dimension.

This purpose for this survey is to "retrace" the boundary of the real estate described hereon.

**THEORY OF LOCATION:**

The lines and corners for this survey were established as depicted on the survey drawing and per information shown Document Number 2003041048 as found in the Office of the Recorder of Whitley County, Indiana.

The uncertainty in the lines and corners found or established by this survey are as follows:

(A) Availability and condition of reference monuments:

Monuments found are described and depicted on the survey drawing.

Uncertainty created by the location of the monuments found or set on the subject property due to variations in reference monuments (monuments found on the subject property and on adjacent properties) is the difference between "measured" and "platted" or "recorded" angular or distance measurements as depicted on the survey drawing.

The maximum uncertainty for this survey is 0.51 feet.

(B) Occupation or possession lines:

No uncertainty was created by visible occupation or possession lines.

(C) Clarity or ambiguity of the record description and or adjoiner's descriptions:

The prior deed of record, document number 91-11-46, was subject to an Ingress - Egress and Utility Easement, dated November 10, 1991 which has been **relocated** per document number 97-8-367, dated August 22, 1997. The Ingress - Egress and Utility Easements are shown as Easement #1 and Easement #2 on survey drawing.

(D) This survey falls under the classification of a "Rural" survey. The acceptable relative positional precision (random errors in measurements) = 0.26 feet (79 millimeters) plus 200 parts per million as specified in Section 7 of said Rule 12.

**SURVEYOR'S CERTIFICATION**

This survey was performed by, or under the responsible direction of the undersigned registered land surveyor and to the best of said registered land surveyor's knowledge and belief, said survey was executed according to the applicable survey requirements of 865 IAC-1-12-1 thru 29.

Field work for this survey was performed on May 25, 2018.

DATED THIS 6th DAY OF JUNE, 2018.

Job No.: 20180156

Timothy C. Gouloff RLS 29500017

